

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY (SFRTA)

**JOINT DEVELOPMENT PROJECT
AT
TRI-RAIL BOCA RATON INTERMODAL FACILITY**

REQUEST FOR PROPOSAL NO. 04-617

ADVERTISEMENT

CONTEXT: The South Florida Regional Transportation Authority (SFRTA), an agency of the State of Florida, is the regional public transportation entity in the southeast region of Florida, delegated overall authority by the State Legislature to coordinate, develop and operate a regional transportation system. Among the responsibilities of the SFRTA is operation of Tri-Rail, a seventy-two (72) mile commuter rail system with eighteen (18) stations in the tri-county area of Miami-Dade, Broward and Palm Beach Counties.

JOINT DEVELOPMENT SITE: SFRTA is pleased to invite Proposals for the lease and development of a portion of certain real property owned and/or occupied by SFRTA, which is adjacent to the planned Tri-Rail Boca Raton Station in the City of Boca Raton (the "Project Site"). The Project Site consists of approximately 2.37 acres and is part of a larger tract (approximately 6.6 acres) which is planned to include the Tri-Rail Boca Raton Station (the "Intermodal Facility"). The Project Site is located within the Boca Technology Center just west of I-95 and south of Yamato Road along the South Florida Rail Corridor. In 2003, the City of Boca Raton (the "City") approved the Conditional Use designation of an Intermodal Transportation Node, and granted Master Plan approval for the entire site. The Intermodal Facility is planned to become the cornerstone of the City's Transportation Demand Management Policy.

PURPOSE: The purpose of this Request for Proposal ("RFP") is to solicit Proposals from Proposers who are capable of promptly developing, managing and operating the offered site consistent with SFRTA's Joint Development Policy and Goals. SFRTA will accept Proposals from experienced Proposers with a track record of successfully undertaking, completing and operating projects of similar scope, cost and complexity. Proposals must conform to the approved Conceptual Master Plan for the Project Site.

REQUESTS FOR PROPOSAL DOCUMENTS should be directed to Robert Becker, Senior Contract Specialist, South Florida Regional Transportation Authority (SFRTA), 800 NW 33rd Street, Suite 100, Pompano Beach, FL 33064, PH: (954) 788-7909. The cost of the solicitation document is Five-Hundred Dollars (\$500.00) and is non-refundable. Checks or money orders, made payable to "SFRTA", should be forwarded to the above address. Solicitation documents will be made available on or about October 4, 2004.

A PRE-PROPOSAL CONFERENCE will be held in the SFRTA Board Room at the address above, on October 12, 2004 at 10:00 A.M. Attendance is not mandatory, but is highly recommended.

RECEIPT OF SEALED PROPOSALS: All Proposals must be received in a sealed envelope no later than 5:00 P.M. on November 10, 2004, at the SFRTA office in Pompano Beach. SFRTA reserves the right to postpone, accept, or reject any and all Proposals in whole or in part. All Proposers must certify that they are not on the State of Florida Comptroller General's List of Ineligible Bidders. All proposals must remain in effect for One Hundred Eighty (180) days from the RFP submission due date.

FEDERAL FUNDING: This Project is funded in part by a grant from the Federal Transit Administration. All applicable Federal Regulations shall apply.